101.0	0005	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	933,400 / 933,400
					USE VALUE:	933,400 / 933,400
					ASSESSED:	933,400 / 933,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		GREELEY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAXWELL JOSEPH A &
Owner 2:	MAXWELL DONDRIA L
Owner 3:	
Street 1:	15 GREELEY CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KIM OK HWAN -
Owner 2:	-
Street 1:	15 GREELEY CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .174 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Vinyl Exterior and 2271 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7570.000	480,400		453,000	933,400
Total Card	0.174	480,400		453,000	933,400
Total Parcel	0.174	480,400		453,000	933,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.01 /Parcel: 411.01

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	65324
GIS Ref	
GIS Ref	
Insp Date	09/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0005-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	480,400	0	7,570.	453,000	933,400		Year end	12/23/2021
2021	101	FV	466,500	0	7,570.	453,000	919,500		Year End Roll	12/10/2020
2020	101	FV	466,400	0	7,570.	453,000	919,400	919,400	Year End Roll	12/18/2019
2019	101	FV	355,300	0	7,570.	459,400	814,700	814,700	Year End Roll	1/3/2019
2018	101	FV	339,800	0	7,570.	343,000	682,800	682,800	Year End Roll	12/20/2017
2017	101	FV	339,800	0	7,570.	310,600	650,400	650,400	Year End Roll	1/3/2017
2016	101	FV	339,800	0	7,570.	297,700	637,500	637,500	Year End	1/4/2016
2015	101	FV	285,400	0	7,570.	252,400	537,800	537,800	Year End Roll	12/11/2014

!8109!

PRINT

Date	Time
12/30/21	06:45:00

LAST REV

Date	Time
10/17/19	18:46:25
danam	

USER DEFINED

Prior Id # 1:	65324
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8109

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIM OK HWAN,	64443-122		10/31/2014		699,000	No	No		
KORNAI ANDRAS /	54600-167		4/28/2010		590,000	No	No		
KORNAI ANDRAS	31140-52		2/16/2000	Family	1	No	No	4	
KANG BING SIN	30198-217		5/21/1999		334,000	No	No		
KEELAN MARY/JOH	28303-158		3/13/1998		302,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2019	730	New Wind	6,200	C				
6/30/2008	711	Manual	1,000			G10	GR FY10	repair flood damag
5/22/2008	500	Manual	7,800			G10	GR FY10	INSTALL STEEL BMS/
3/10/2000	123	Addition	6,000					ADD BATH

ACTIVITY INFORMATION

Date	Result	By	Name
9/6/2018	Inspected	CC	Chris C
8/8/2018	MEAS&NOTICE	CC	Chris C
12/2/2008	Meas/Inspect	189	PATRIOT
1/13/2000	Inspected	263	PATRIOT
10/22/1999	Measured	256	PATRIOT
7/11/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7570		Sq. Ft.	Site		0	70.	0.85	5									452,969						453,000	

Total AC/HA:	0.17378	Total SF/SM:	7570	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	452,969	Spl Credit		Total:	453,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Average
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17778397
Const Adj.:	1.00999999
Adj $ / SQ:	154.643
Other Features:	121000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	590142
Depreciation:	109766
Depreciated Total:	480376

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

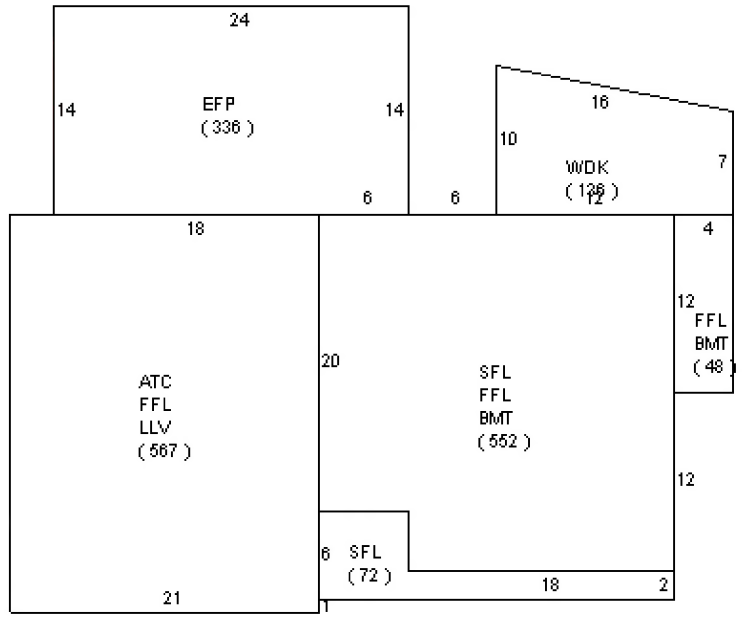
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	170.11
Special Features:	0	Val/Su Net:	132.41
Final Total:	480400	Val/Su SzAd	241.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,167	154.640	180,468
SFL	Second Floor	624	154.640	96,497
BMT	Basement	600	90.930	54,558
LLV	Lower Level	567	69.590	39,457
EFP	Enclos Porch	336	35.680	11,989
ATC	Attic	198	154.640	30,689
WDK	Deck	136	13.490	1,834
	Net Sketched Area:	3,628	Total:	415,492
Size Ad	1989.45	Gross Area	3997	FinArea 2271

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8x10	A	AV	2007	0.00	T	9.6	101						

PARCEL ID

101.0-0005-0021.0

More:	N	Total Yard Items:		Total Special Featues:		Total:	